

Engineering Comments will be available at the DRC Meeting.

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Riverwalk Group

**Case #:** 111-R-01

**Date:** 10-9-01

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Where are the required exit stairs in the parking levels
- 3) Life safety plan required showing travel distances to all stairs.
- 4) All required exits must comply with 3109 SFBC. The current plan does not appear to comply. Meeting required.
- 5) NFPA 101-1994, 18-2.2.3.2 and 18-3.1.1 need to be considered.
- 6) Flow test required.
- 7) Civil plans required.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Riverwalk Group, LLC

**Case #:** 111-R-01

**Date:** October 9, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Riverwalk Group, LLC

**Case #:** 111-R-01

**Date:** 10/09/01

**Comments:**

1. The designated street trees for Las Olas are the Sabal Palm, Washingtonia Palm, Live Oak, Maypan Palm and Carpenteria Palm.( Shown on the plan along with the Live Oaks are Medjool Date Palms.) For 1<sup>st</sup> St. it is the Gumbo Limbo. (The designated street treerequirement may be appealed by written request to the department.) Also, make sure that the requirement for ½ of the required street trees to be shade trees is met. For determination of street tree requirements, Phase I and II should be considered as one entity. Provide Phase I plans as required.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

**Division:** Planning

**Member:** Jimmy Koeth  
828-5276

**Project Name:** Riverwalk Group, LLC  
100 E. Las Olas Blvd.

**Case #:** 111-R-01

**Date:** October 9, 2001

**Project Description :** This request is for a 10 level mixed retail/residential structure with four parking levels located on a 0.88 acre site in the Downtown RAC. This is to be developed to act as a Phase II of the previously approved River House, PZ Case No. 111-R-00 (CC Resolution 00-161) located on the abutting site to the south. The project requires Site Plan Level II review and is subject to the 30 day CCRR provision.

**Comments:**

1. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in subsequent submittal packages.
2. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal.
3. Provide a copy of the most current recorded plat for the proposed site.
4. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. The addition of two additional units for the approved adjacent River House development will require Site Plan Level I (Administrative Review). It is suggested that all changes to the previously approved development that will result from the design of the current proposal should be made in one application to the Administrative Review Committee.
6. Provide a narrative describing how this proposal meets the General Design and Density Standards of ULDR Section 47-13.20.B.2 and .3, and the Pedestrian Priority Street requirements of 47-13.20.H.2, .6 and .9.
7. Show how the façade materials and designs will match or complement those of the abutting approved development to the south. Provide combined elevations for the east and

west facades as well as an over all cross-section of the two developments to illustrate the various relationships of the approved and the proposed structures.

8. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures. Also indicate the outline of the lower parking level and the upper pool deck level on each elevation.
9. Show clear routes of access from the proposed residences, all parking levels and the retail and service levels to the approved fire stairs in the abutting building.
10. Discuss with the Fire Representative the possibility of providing fire exits from the lower residential level (7) directly to the garage area. Also discuss the need for additional fire stair exits from the parking levels directly to the street.
11. Provide color and materials samples for all exteriors surfaces and indicate on all plans.
12. Provide an elevation for the Las Olas façade (north) that shows a portion of the adjacent Sun Sentinel building to the east. Discuss the contractual obligation that you may be under to design this proposal in a manner that is compatible or consistent with the architecture of the Sun Sentinel building.
13. Provide sidewalk tree grate information and discuss with the landscape representative.
14. Discuss and show the solid waste disposal system for this proposal.
15. Indicate where the existing Bus Shelter is to be relocated. Provide a letter from BCT acknowledging this relocation.
16. Discuss the selection of all site furnishings including proposed streetlights and traffic signal support arms with the Engineering representative. Indicate all site and rooftop lighting on the site and landscape plans. All exterior lights are to be shielded from adjacent residential and hotel uses.
17. Discuss all proposed sidewalk development, curb, gutter and storm drain requirements with the Engineering Representative.
18. The screen panels on the east and west facades for the access ramps are to be an open grillwork or of a transparent material.
19. If this site is owned by a different entity than the abutting River House site, a recorded cross access agreement will be required.
20. Provide a text narrative that includes at a minimum information on the: use of the private garages on levels 5 and 6, security system, hours of the various service and maintenance operations, anticipated types of retail and service tenants, ownership information, lighting, solid waste disposal system, and the relationships of all uses with those of the abutting building complex.

21. Show all stairs from all private garages on the 6<sup>th</sup> level.
22. Provide the various finished floor elevations on all floor plates.
23. Provide additional design information and elevations for the proposed cabana and trellis structure. Show these structures on the east and west elevations.
24. Provide a context plan of the area which shows the outlines, heights and uses of area buildings. This plan should include at a minimum all existing and proposed major buildings in an area bounded by Brickell Avenue to the West, the New river to the South, 5<sup>th</sup> Avenue to the East and Broward Blvd. To the North.
25. Additional Comments may be forthcoming.

ECB for JK

Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: Riverwalk Group, LLC

Case #: 111-R-01

Date: October 9, 2001

**Comments:**

1. All glass windows/doors should adhere to SFBC standards.
2. Recommend security personnel or CCTV in specific locations; stairwell, elevators & parking garage.
3. Stairs on the lower levels should access only the garage and lobby area.
4. No entry to the garage via the stairs from the streets. This should be accomplished by designated area, which can be monitored or have natural surveillance.
5. Emergency annunciators strategically located in all parking lots.
6. Storage areas controlled by cards or digital locks.
7. Recommend elevator designation cards for tenants and the utilization of electronic means for tenant's guests.
8. What security measures are exercised for the pool & recreation areas?
9. Does elevator to the street have natural surveillance?
10. What has been employed to exercise and distinguishes public from private parking?
11. Are parking levels 4-6 only for residents and guests?
12. Additional questions at the review.



**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Riverwalk Group, LLC

**Case #:** 111-R-01

**Date:** 10/9/01

**Comments:**

1. Provide a narrative outlining compliance with the design and density standards of section 47-13.20.B.
2. Provide a narrative outlining compliance with section 47-13.20.H Pedestrian priority streets.
3. Discuss loading zone requirements of ULDR verses that of the tenants with applicant.
4. Change plans to reflect townhouse style condominium or multifamily units, the proposed project as design does not comply with the ULDR townhouse regulations.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to Final DRC review.
6. Site Plan Level II review with 30 day City Commission Call up.
7. Additional comments maybe forthcoming at DRC meeting.